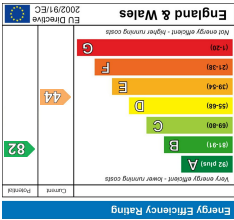
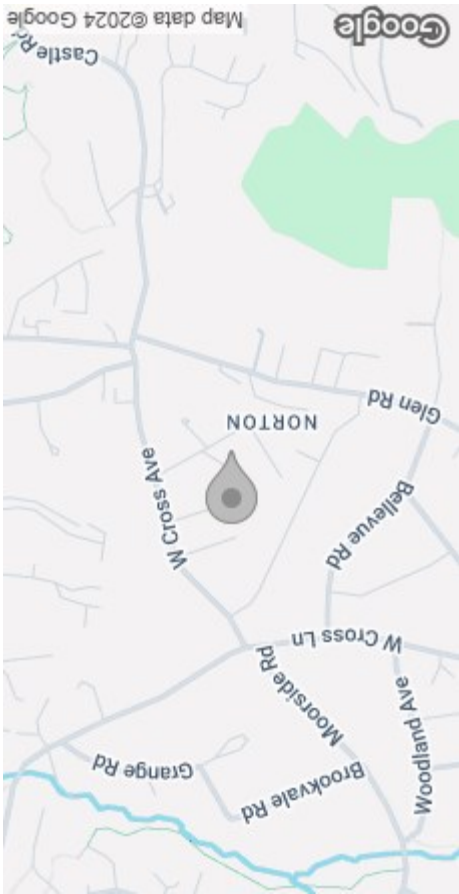


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

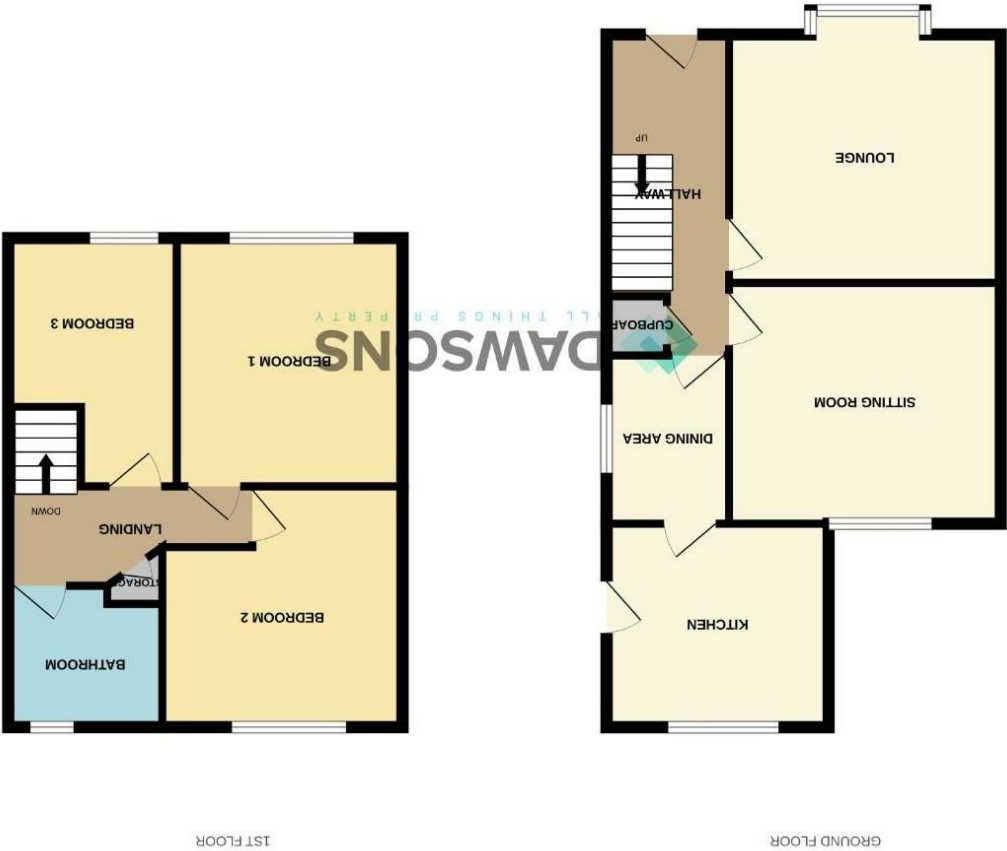
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The fixtures, fittings and appliances shown have not been tested and no guarantee is made as to their operation or efficiency can be given. Made with Metropix 2024



EPC



AREA MAP



FLOOR PLAN



11 Hadland Terrace
West Cross, Swansea, SA3 5TT
Asking Price £350,000

3 1 2 E

GENERAL INFORMATION

We are delighted to offer for sale this three bedroom semi detached home in need of modernising, located in this highly popular area, ideally situated to take advantage of all local amenities, including a short walk into the bustling seaside village of Mumbles. The property briefly comprises; entrance hall, lounge, sitting room, open plan Dining area into kitchen. To the first floor are three bedrooms and a bathroom. Externally to the front is a lawned garden area. To the rear is a level garden laid to lawn with patio areas along with a garage accessed via the rear lane. Viewing is recommended to appreciate the location and potential on offer. EPC - E

FULL DESCRIPTION

Entrance
Enter via double glazed front door into:

Hallway
15'06 x 5'11 (4.72m x 1.80m)
Coving to ceiling. Stairs to first floor and under stairs storage cupboard. Radiator. Rooms off:

Lounge
13'01 x 12'0 (3.99m x 3.66m)
Double glazed bay window to front. Coving to ceiling. Radiator.



Sitting Room
12'03 x 11'08 (3.73m x 3.56m)
Double glazed window to rear. Coving to ceiling. Radiator. Feature fireplace with inset gas fire with wood surround and marble effect harth.

Dining Room
Double glazed bay window to side. Coving to ceiling. Radiator. Tiled flooring. Open plan into:

Kitchen
Double glazed window to rear. Fitted with a range of wall and base units with worksurface over. Inset stainless steel sink with mixer taps over. Space for cooker and fridge/freezer. Space and plumbing for washing machine. Tiled flooring and partially tiled walls. Double glazed door to side giving access to front and rear of the property.

Stairs To First Floor

Landing
11'07 x 2'07 (4'07) (3.53m x 0.79m (1.40m))
Access to loft space. Built in cupboard housing hot water tank. Rooms off:

Bedroom 1
12'00 x 10'10 (3.66m x 3.30m)
Double glazed window to front with partial sea view. Coving to ceiling. Radiator.

Bedroom 2
12'09 x 11'10 (3.89m x 3.61m)
Double glazed window to rear. Coving to ceiling. Radiator. Fitted with a range of wardrobes and bedside tables providing ample hanging and storage space.

Bedroom 3
12'00 x 8'05 (3.66m x 2.57m)
Double glazed window to front. Coving to ceiling. Radiator.

Bathroom
6'09 x 6'02 (2.06m x 1.88m)
Double glazed privacy window to rear. A three piece suite comprising wc, wash hand basin into vanity unit and shower cubicle with electric shower. Chrome heated towel rail. Fully tiled walls.

Externally
To the front is a path leading to main entrance along with a lawned garden area and side access. To the rear is also a garden laid to lawn with patio seating area along with a garage accessed via rear lane.

Tenure
Freehold

Council Tax Band
E

Services
Mains gas, electric and water. there is a water meter at the property. The current sellers do not have broadband. Please refer to Ofcom checker for further information. The current sellers have advised there are no known restrictions or issues with mobile coverage. Please refer to Ofcom checker for further information.

Additional information
Please note that there is possible asbestos to the garage roof and artex ceilings. Please refer to your surveyor for further information.

